

Application ref: 2019/2712/P  
Contact: Joshua Ogunleye  
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Date: 4 September 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Appleton Weiner  
19 Wallace Road  
London  
N1 2PG

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Householder Application Granted**

Address:  
**4 Regency Lawn**  
**Croftdown Road**  
**London**  
**NW5 1HF**

Proposal:

The conversion of a garage to a habitable space and the installation of replacement front garage door.

Drawing Nos: Site Location Plan, Existing and proposed drawings dated May 2019

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan, Existing and proposed drawings dated May 2019.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

The application relates to a two storey mid terrace dwelling house on the eastern side of Regency Lawn. The property comprises a white rendered ground floor level a brick built at first floor and a tile hung mansard roof. Its appearance is uniformity with other properties on the terrace. The property sits within the Darthmouth Park Conservation Area.

This application seeks to replace an existing front elevation timber garage door with a glazed timber replacement in order to convert the garage into a habitable space. The replacement timber door would comprise a nine grid panel design matching existing, albeit the top three panels would be glazed. The proposed door would be as fixed shut, and be installed into existing openings. Officers consider the proposed materials design, and size would contribute positively to the host property's character and appearance.

Officers note that neighbouring properties on the terrace host a variety of front garage doors. However officers consider the proposed garage door's design would appear complementary to the host property's door design, as such would be sensitive to the character and appearance of the Darthmouth Park Conservation Area.

The proposed garage conversion would result in the loss of one off street parking space. However, officers do not consider this would give rise to adverse parking stress given that the host property benefits from another off street parking facility within its front driveway. The proposed garage conversion would be in accordance with Policy T2.

The proposed glazed door would overlook the host property's front garden area. It is not considered that the proposed door would give rise to adverse overlooking or loss of privacy impact on the neighbouring properties.

No objections were received in response to the public consultation. The site's planning history was taken into account when determining this application.

The proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords

with the London Plan 2016; and the provisions of the National Planning Policy Framework 2019.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope  
Chief Planning Officer